

Long Range Property Management Plan Guidance

The Long-Range Property Management Plan (LRPMP) must be submitted no later than six months after a Successor Agency receives a Finding of Completion from DOF, per Health & Safety Code Section 34191.5(b). The LRPMP “addresses the disposition and use of the real properties of the former redevelopment agency” and supersedes “all other provisions relating to the disposition and use of real property assets of the former [RDA].” If DOF does not approve a Long Range Property Management Plan by January 1, 2015, then the original property disposition rules set forth in ABx1 26 apply (i.e., HSC Sections 34177(e) and 34181(a)).

The LRPMP must contain the following information (please note that DOF has compiled an LRPMP checklist as well as an Excel tracking worksheet to assist Successor Agencies):

1. For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value [HSC Section 34191.5(c)(1)(A)].
2. For each property the plan includes the purpose for which the property was acquired [HSC Section 34191.5(c)(1)(B)].
3. For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan [HSC Section 34191.5(c)(1)(C)].
4. For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information [HSC Section 34191.5(c)(1)(D)].
5. For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds [HSC Section 34191.5(c)(1)(E)].
6. For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts [HSC Section 34191.5(c)(1)(F)].
7. For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency [HSC Section 34191.5(c)(1)(G)].
8. For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property [HSC Section 34191.5(c)(1)(H)].

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Permissible Uses

For each property, the LRPMP should identify the use or disposition of the property. The permissible uses, per HSC Section 34191.5(c)(2), are as follows:

- 1) The retention of the property for governmental use
- 2) The retention of the property for future development
- 3) The sale of the property
- 4) The use of the property to fulfill an enforceable obligation

Tips

The LRPMP must separately identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling enforceable obligations, per HSC Section 34191.5(c)(2).

If the Long Range Property Management Plan directs the Successor Agency to sell a property or retain a property to capture revenue, then the proceeds from the property sale (or property revenues) must be used to: (1) fund approved enforceable obligations or (2) distributed as property tax to the taxing entities. If the proceeds are to be used to fund enforceable obligations, the Successor Agency should identify the DOF-approved obligation that was recognized on a previous ROPS. If the LRPMP is approved by the Oversight Board and DOF, then the proceeds from the property sale (or property revenues) should appear on subsequent ROPS (e.g., ROPS 13-14 B) as a payment source for the enforceable obligation.

If a property is not being used for a governmental purpose (per HSC Section 34181(a)) and will not be used to pay enforceable obligations, but instead will be used or liquidated to complete a project in an approved redevelopment plan, then the property must be transferred to the city, per HSC Section 34191.5(c)(2)(A). After the transfer is complete, the city may determine how to use the asset. Note that property cannot be transferred to the city "unless the long-range property management plan has been approved by the oversight board and the Department of Finance," per HSC Section 34191.5(c)(2)(C).

Start

Is the property being used for a governmental purpose? [HSC section 34181(a)]

YES

Is there an existing agreement relating to the construction or use of the asset? [HSC section 34181(a)]

YES

Is compensation provided to the successor agency? If so, is it governed by an agreement? [HSC section 34181(a)]

YES

1

Separately Identify Property Dedicated to Governmental Use

HSC section 34191.5(c)(2)

End

NO

NO

NO

Does the successor agency need to sell the property or use revenue to pay approved enforceable obligations? [HSC section 34191.5(c)(2)]

YES

2

Separately Identify Property Retained to Fulfill an Enforceable Obligation

HSC section 34191.5(c)(2)

End

NO

Is the property part of a project identified in an approved redevelopment plan? [HSC section 34191.5(c)(2)(A)]

YES

3

Transfer Property to City, County, or City & County

HSC section 34191.5(c)(2)(A)

End

NO

Permissible Uses

1. Retention of the property for a governmental use
2. Retention of property for future development
3. Sale of the property
4. Use of the property to fulfill an enforceable obligation

HSC section 34191.5(c)(2)

4

Distribute Proceeds as Property Tax to Taxing Entities

HSC section 34191.5(c)(2)(B)

End

LRPMP Property Disposition Outcomes

Successor Agency:
County:

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

HSC 3419		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)			
No.	Property Type	Permissible Use	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to

Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name:

Date Finding of Completion Received:

Date Oversight Board Approved LRPMP:

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☐ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☐ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☐ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☐ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☐ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☐ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☐ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☐ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☐ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☐ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name:

Name:

Title:

Title:

Phone:

Phone:

Email:

Email:

Date:

Date:

Department of Finance Local Government Unit Use OnlyDETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____